

MINUTES

DEVELOPMENT CONTROL COMMITTEE

TUESDAY, 12 JANUARY 2010
2.00PM



COMMITTEE MEMBERS PRESENT

Councillor Adams
Councillor Exton
Councillor Mrs Gaffigan
Councillor Harvey
Councillor Helyar
Councillor Holmes
Councillor Howard

Councillor Mrs Jalili
Councillor Sam Jalili
Councillor Vic Kerr
Councillor Parkin (Chairman)
Councillor Scott
Councillor Turner
Councillor Avril Williams

OFFICERS

Acting Lead Professional
Principal Planning Officer
Area Planning Officer (3)
Planning Technician
Committee Support Officer
Legal Executive

105. APOLOGIES

Apologies for absence were received from Councillors Higgs and Mrs Kaberry-Brown.

106. DECLARATIONS OF INTEREST

There were none declared.

107. MINUTES OF MEETING HELD ON 15TH DECEMBER 2009

The minutes of the meeting held on 15th December 2009, were approved as a correct record of decisions taken.



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108. PLANNING MATTERS

Decision:-

To determine applications, or make observations, as listed below:-

PJM1

Application ref:	S09/2506/FULL
Description:	Erection of dwelling
Location:	10, Manor Drive, Harlaxton, Grantham
Decision:	Approved

Noting no objection from the Highway Authority, English Heritage or the Parish Council, and comments from Heritage Lincolnshire and the Arboriculturalist; late information report circulated to members at the meeting, including suggested alterations to conditions, together with comments made by members at the meeting.

It was proposed, seconded and agreed that the application be approved, subject to the summary of reasons set out by the Case Officer in the circulated report, and subject also to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. No development shall commence until final details of the materials to be used in the construction of external walls and roofs have been submitted to and agreed in writing by the Local Planning Authority. Only the agreed materials shall be used in the development.
3. No development approved by this permission shall be commenced until a scheme for the provision of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.
4. Prior to the commencement of any works, details of how the driveway is to be constructed to Plot 3 and how the services are going to be routed into the plot shall be submitted and agreed in writing with the local planning authority.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking or re-enacting that order with or without modification), no windows/dormer windows (other than those expressly authorised by this permission) shall

be constructed.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building(s) shall be carried out without Planning Permission obtained from the Local Planning Authority.
7. The dwelling hereby approved shall be constructed from Ibstock Townhouse blend bricks to external walls and clay pantiles tiles to the roof, as detailed within the email received on 8th January 2010, unless otherwise agreed in writing with the Local Planning Authority.

Note(s) to Applicant

1. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.

PJM2

Application ref: S09/2629/FULL

Description: Erection of 9 dwellings

Location: The Vicarage, Edinburgh Road, Grantham, Lincolnshire

Decision: Approved

(2.07 pm – Councillor Helyar entered the meeting).

Noting no objection from the Highway Authority, or Partnerships and Projects Officer, support from a local member and representations from a nearby resident; late information report circulated to members at the meeting, including details of an additional objection, together with comments made by members at the meeting.

It was proposed, seconded and agreed that the application be approved, subject to the summary of reasons set out by the Case Officer in the circulated report, and subject also to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

2. No development shall commence until final details of the materials to be used in the construction of external walls and roofs have been submitted to and agreed in writing by the Local Planning Authority. Only the agreed materials shall be used in the development.
3. No development approved by this permission shall be commenced until a scheme for the provision of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.
4. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied, or in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with approved details.
5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include hard surfacing materials, planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment, schedules of plants, noting species and proposed numbers/densities where appropriate and implementation programme.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building(s) shall be carried out without Planning Permission obtained from the Local Planning Authority.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window or rooflight other than those expressly authorised by this permission shall be constructed without planning permission having first been obtained from the Local Planning Authority.
8. No development shall take place before a scheme has been agreed in writing by the local planning authority for the construction of a (nominal 2m width) footway together with arrangements for street lighting and the disposal of surface water run-off at the frontage of the site. The agreed works shall be fully implemented before any of the dwellings are occupied, or in accordance with an agreed phasing arrangement with the local planning authority.

9. Before the dwellings are occupied, the access and turning space shall be completed in accordance with the approved plan, drawing no. 2018/P03 and retained for that use thereafter.

10. The development shall not begin until a scheme for the provision of affordable housing has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include i) the arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and ii) the occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy criteria shall be enforced.

PJM3

Application ref: S09/2672/FULL

Description: Conversion of 16no. bedsits into 8no. self contained flats

Location: 52-82, Manners Street, Grantham

Decision: Approved

Noting no objection from the Highway Authority or Environmental Health Services, together with comments made by members at the meeting.

It was proposed, seconded and agreed that the application be approved, subject to the summary of reasons set out by the Case Officer in the circulated report, and subject also to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The flats hereby approved shall not be occupied until the noise insulation set out in the report submitted by ENS dated 26 August 2009 updated by their report dated 2 November 2009 has been fully implemented.

KJC1

Application ref: S09/2244/MJRR

Description: Re-plan of residential development (42 dwellings)

Location: Land Off Bridge End, Former Colsterworth Industrial Estate, Colsterworth

Decision: Deferred

Noting comments from the Highway Authority, Planning Policy, Community Leisure Officer, Parish Council, Police Crime Prevention Design Advisor and an objection from the National Trust, together with representations from nearby residents and supporting information from the applicants, and comments made by members at the meeting.

It was proposed, seconded and agreed that the application be deferred for determination by the Lead Professional, after consultation with the Chairman and Vice-Chairman, subject to the summary of reasons set out by the Case Officer in the circulated report, subject to the completion of a deed of variation to the Section 106 Agreement associated with the outline planning permission S05/1358, and subject also to appropriate conditions.

Following discussions in relation to Section 106 Agreements both in relation to this application, and generally, it was agreed that the Lead Professional would submit a report suggesting a protocol proposing that draft Section 106 Agreements be submitted with major applications, in order to speed up the process, subject to consultation with developers and a further report to the Committee before any recommendation to approve as a supplementary planning document.

PL1

Application ref: S09/1721/FULL

Description: Erection of dwelling and garage

Location: Southwold, 5, Nettlecroft Lane, Frieston, Grantham

Decision: Refused

Noting comments made during the public speaking session from:-

Mr Prystupa – objecting

together with comments from Caythorpe Parish Council, the Highway Authority and Arboriculturalist, a number of letters of objection from nearby residents and comments made by members at the meeting.

It was proposed and seconded that the application be refused on the grounds of the proposed development not being in character with the original large

dwellings in the area in substantial plots, as this was not the case with the current application. It was not therefore in character and would undermine the original plan, and be contrary to policy EN1 (iii).

The Acting Lead Professional advised that he considered that the Committee could make a decision at this meeting, without further deferral, based on the above reason. The proposition to refuse was then put to the vote and carried, and the application was refused for the following reason:-

The proposal to erect a large four-bedroomed dwelling together with a part two-storey double garage on this relatively small site formed out of part of the garden to “Southwold”, 5 Nettlecroft Lane would result in a cramped form of development which would be out of character with the prevailing scale, form and character of the area. As such, the proposal would be in conflict with Saved Policy EN1, Criteria (iii) of the Adopted South Kesteven Local Plan.

NB1

Application ref:	S09/2720/HSB
Description:	Erection of single storey side and rear extension to dwelling; thatch part of the roof. Erection of detached garage and creation of new access
Location:	Walland House, Main Street, Braceborough, Stamford, Lincolnshire
Decision:	Approved

Noting comments made during the public speaking session from:-

Mr P. Mason – applicant

together with no objection from the Community Archaeologist or Highway Authority, comments from the Parish Council; late information report circulated to members at the meeting, including comments from the Arboriculturalist and suggested additional conditions, together with comments made by members at the meeting.

It was proposed, seconded and agreed that the application be approved, subject to the summary of reasons set out by the Case Officer in the circulated report, and subject also to the following conditions:-

1. The development hereby permitted shall be commenced before the

expiration of three years from the date of this permission.

2. Within seven days of the new access being brought into use, the existing access onto Main Street shall be permanently closed in accordance with a scheme to be first agreed in writing with the local planning authority.
3. Before the garage is first brought into use, the access and turning space shall be completed in accordance with the approved plan drawing number F dated 20 November 2009 and retained for that use thereafter.
4. No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
5. No works shall take place until full details of all proposed joinery works including 1:20 sample elevations and 1:1 joinery profiles have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.
6. No development approved by this permission shall be commenced until a scheme for the provision of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.
7. Before the development is commenced on site, all existing trees shown on the approved plan shall be fenced off to the limit of their branch spread. No works (including removal of earth), storage of materials, vehicular movements or siting of temporary buildings shall be permitted within these protected areas.

Prior to the commencement of a development, a plan showing the means of construction for the driveway shall be submitted to and approved in writing by the Local Planning authority. The development shall only proceed in accordance with the approved details.

109. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

The Acting Lead Professional submitted his report PLA802 listing details of applications not determined within the eight week time period. Also submitted was a list of applications dealt with under delegated powers, and a planning appeals update.

In commenting on the report, the Vice-Chairman, noting that there were fewer applications deferred awaiting Section 106 Agreements, asked that thanks be recorded to the Section 106 Monitoring Officer, Mrs P Cousins, for her efforts. This was agreed by the Committee.

The Acting Lead Professional advised members that he was proposing to alter the format of the report in relation to appeals, to include a short extra report in relation to decisions, to give more information, such as the original recommendation and any comments made by the Inspector, in particular what weight had been given to reasons for refusal, or in the event of a refusal being overturned, any conditions which had been imposed. He suggested that this might be useful information for members and would also act as a training exercise.

110. PHONE MAST - NEAR LIDL SUPERMARKET, WATERGATE, GRANTHAM

Decision:-

That no objection be raised to the increase in height of the phone mast proposed under application S09/2766, near the Lidl Supermarket, Watergate, Grantham.

The Chairman reminded members that in November 2008, they had approved a 12.5 metre telephone mast on an area of land near to the entrance to Lidl supermarket on Watergate, Grantham. The applicants had now submitted an application to increase the height by 2.5 metres to enable them to share the mast with two companies. He reminded members that there were 56 days within which to grant an application of this nature, otherwise it would be deemed to be approved. The next Committee meeting would be too late and hence the reference at this meeting.

In response to a question concerning the size of the associated cabinet, the Acting Lead Professional advised that the cabinet was approximately the same size, but the pole was also a slightly bigger diameter to take the weight associated with the doubling of equipment.

It was proposed, seconded and agreed that no objection be raised to the height of the mast.

111. CLOSE OF MEETING

The meeting closed at 3.15pm